

CERTIFICATE OF APPROPRIATENESS

Application Date: February 29, 2016

Applicant: Mike Shelton, owner

Property: 202 E 10th Street, Tracts 23A and 24A, Block 229, Houston Heights Subdivision. The property includes a historic 2,695 square foot two-story wood frame single-family residence and a detached garage situated on an 8,200 square foot (82' x 100') corner lot.

Significance: Contributing Dutch Gambrel residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Windows/Siding

- Remove vinyl siding, asphalt shingle siding that is underneath the vinyl, and wood 105 siding that is under the shingle siding, and install new smooth-finish cementitious siding with a 5" reveal;
- Remove 39 original wood, 1-over-1 windows and one non-original, aluminum window, and install new wood windows in the same openings.

Attachment A: Applicant Photos on page 16

Please see staff observations in the project description on pages 14-15.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval to replace rotten sills and trim; Approval to replace windows 1, 2, 7, 9, 10, 17, 18, 37 and 40; Denial to replace all other windows.

Approval to remove vinyl and asphalt siding; Denial to remove wood siding and replace with cementitious siding.

HAHC Action: Partially Approved: Approval to replace rotten sills and trim; Approval to replace windows 1, 2, 7, 9, 10, 17, 18, 37 and 40; Denial to replace all other windows.

Approval to remove vinyl and asphalt siding; Denial to remove wood siding and replace with cementitious siding.

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: March 24, 2016



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official

Date

3/25/2016

CITY OF HOUSTON | PLANNING & DEVELOPMENT DEPARTMENT | HISTORIC PRESERVATION OFFICE

1 OF 16

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☐ ☒ ☐ (1) The proposed activity must retain and preserve the historical character of the property;
The original wood windows and siding are distinguishing features of the property and should be retained. Staff confirmed that most of the windows were painted shut and had rotting sills and trim. Some windows had multiple spots where damage was present but most were not damaged beyond repair.
A spot check confirmed the presence of siding underneath the vinyl and asphalt, until the other materials are fully removed to see if any damage is present, the wood siding should be retained and repaired.
- ☒ ☐ ☐ (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- ☒ ☐ ☐ (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- ☐ ☒ ☐ (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
The original wood windows and siding are distinguishing features of the property and should be retained. Staff confirmed that most of the windows were painted shut and had rotting sills and trim. Some windows had multiple spots where damage was present but most were not damaged beyond repair.
A spot check confirmed the presence of siding underneath the vinyl and asphalt, until the other materials are fully removed to see if any damage is present, the wood siding should be retained and repaired.
- ☐ ☒ ☐ (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
The removal of the windows and siding results in the permanent loss of the historic material.
- ☒ ☐ ☐ (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- ☐ ☐ ☒ (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- ☒ ☐ ☐ (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- ☐ ☒ ☐ (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
The original wood windows and siding are distinguishing features of the property and should be retained. Staff confirmed that most of the windows were painted shut and had rotting sills and trim.

Some windows had multiple spots where damage was present but most were not damaged beyond repair.

A spot check confirmed the presence of siding underneath the vinyl and asphalt, until the other materials are fully removed to see if any damage is present, the wood siding should be retained and repaired.

The removal of the windows and siding results in the permanent loss of the historic material.

- ☒ ☐ ☐ (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- ☐ ☐ ☒ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



Building Classification
 Contributing
 Non-Contributing
 Park

INVENTORY PHOTO



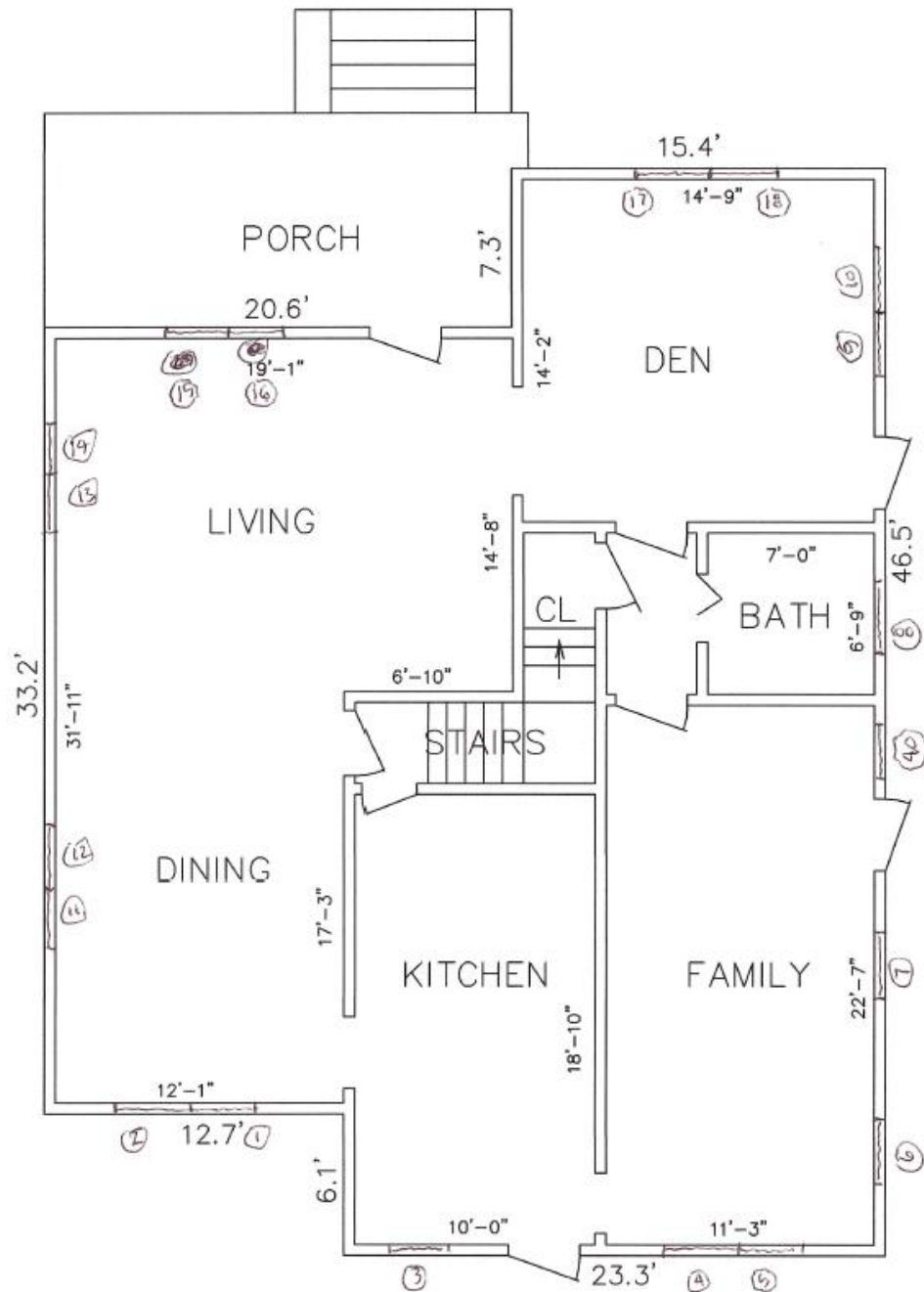
CURRENT PHOTO





FIRST FLOOR PLAN

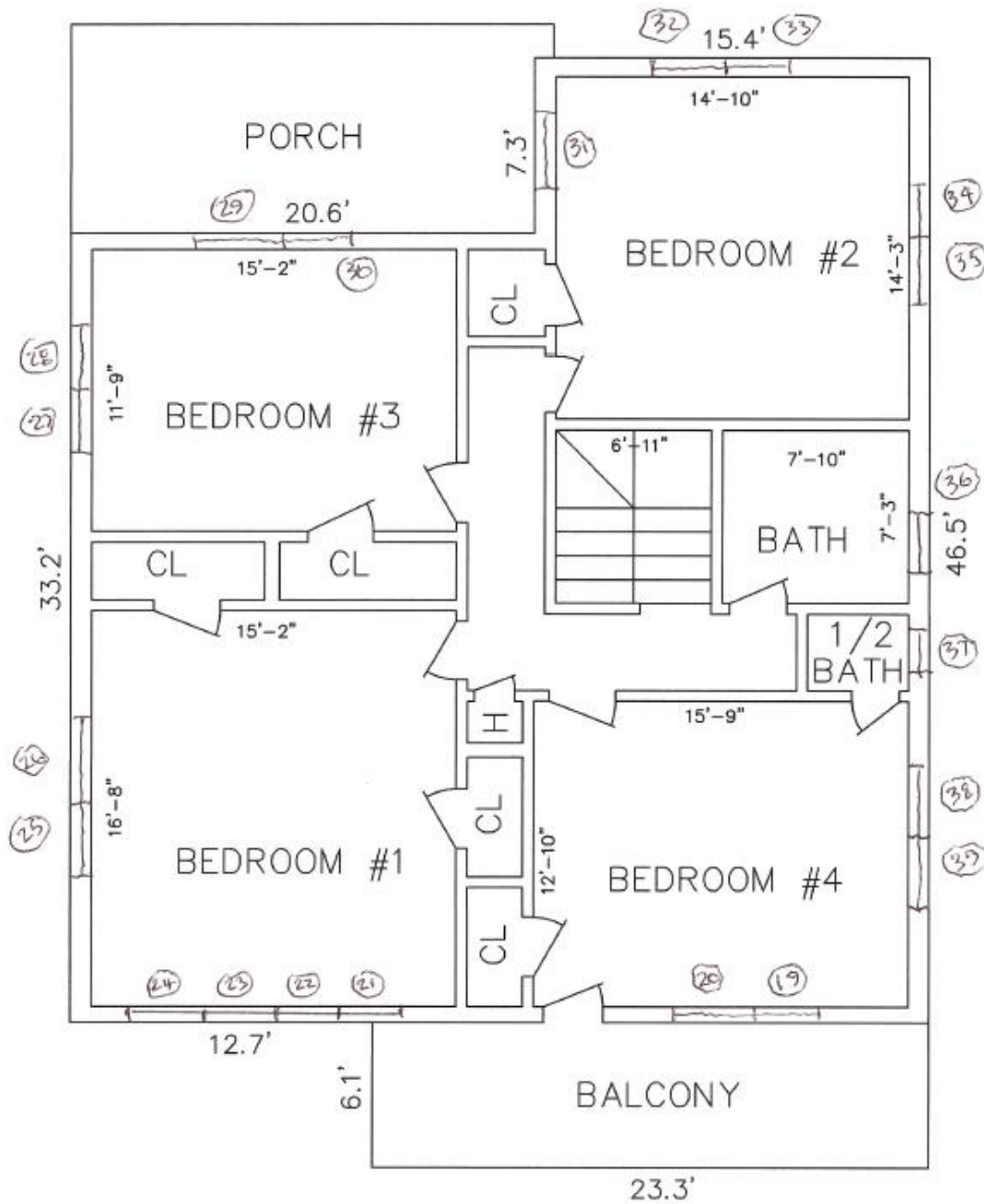
EXISTING





SECOND FLOOR PLAN

EXISTING



EXISTING WINDOW SCHEDULE OF DAMAGE

DESCRIPTION OF DAMAGE TO EXISTING WINDOWS							
Window	Original/ Replacement	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/ Description
A 1	ORIG	Y	Y	Y	Y	Y	MISSING PARTS
B 2	"	"	"	"	"	"	
C 3	"	"	"	"	"	NO	
4	"	"	"	"	NO	NO	
5	"	"	"	"	"	NO	
6	"	"	"	"	"	"	
7	"	"	"	"	"	"	
8	"	"	"	"	"	"	
9	"	"	"	"	"	"	
10	"	"	"	"	"	"	
11	"	"	"	"	"	"	
12	"	"	"	"	"	"	
13	"	"	"	"	"	"	
14	"	"	"	NO	NO	NO	
15	"	"	"	"	NO	NO	
16	"	"	"	NO "	NO	NO	

DESCRIPTION OF DAMAGE TO EXISTING WINDOWS							
Window	Original/ Replacement	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/ Description
A 17	ORIG	Y	Y	Y	Y	Y	
B 18	"	"	"	"	"	"	
C 19	"	"	"	"	NO	NO	
20	"	"	"	"	NO	NO	
21	"	"	"	"	NO	NO	
22	"	"	"	"	NO	NO	
23	"	"	"	"	NO	NO	
24	"	"	"	"	NO	NO	
25	"	"	"	"	NO	NO	
26	"	"	"	"	NO	NO	
27	"	"	"	"	NO	NO	
28	"	"	"	"	NO	NO	
29	"	"	"	"	NO	NO	
30	"	"	"	"	NO	NO	
31	"	"	"	"	"	"	
32	"	"	"	"	NO	NO	

DESCRIPTION OF DAMAGE TO EXISTING WINDOWS							
Window	Original/ Replacement	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/ Description
A 33	ORIG	Y	Y	Y	NO	NO	
B 34	ORIG	Y	Y	NO	NO	NO	
C 35	"	Y	Y	NO	NO	NO	
36	"	Y	Y	NO	NO	NO	
37	NO	NO	NO	NO	NO	NO	ALUMINUM
38	ORIG	Y	Y	Y	NO	NO	
39	ORIG	Y	Y	Y	NO	NO	
40	ORIG	Y	Y	Y	Y	Y	

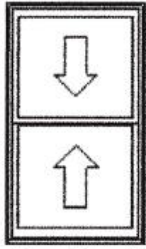
PROPOSED WINDOW SCHEDULE

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Brand or Equivalent	Existing To Remain	Other Details
A 1	wood	OH LITE	OH	32x66	JED WEN	0	
B 2				32x66			
C 3				28x58			
4				32x66			
5				32x66			
6				32x66			
7				32x66			
8				27x42			
9				32x66			
10				32x66			
11				32x66			
12				32x66			
13				32x66			
14				32x66			
15				32x66			
16				32x66			

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Brand or Equivalent	Existing To Remain	Other Details
A 17	wood	OH LITE	OH	32x66	JED WEN	0	
B 18				32x66			
C 19				28x66			
20				28x66			
21				28x66			
22				28x66			
23				28x66			
24				28x66			
25				32x66			
26				32x66			
27				32x66			
28				32x66			
29				24x48			
30				24x48			
31				32x48 32x48			
32				32x66			

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Brand or Equivalent	Existing To Remain	Other Details
A 33	wood	OH LITE	OH	32x66	JED WEN	0	
B 34				32x66			
C 35				32x66			
36				27x42			
37				24x24			
38				32x66			
39				32x66			
40				32x66			

EXAMPLE WINDOW



Viewed from Exterior. Scale: 1/4" = 1'

W-2500 Wood Double Hung, Auralast Pine,
Primed Exterior, Compression Jambliner & No Tilt Latches,
Natural Interior,
No Exterior Trim, No Sill Nosing,
4 9/16 Jamb, Sill Stop Applied,
With-Plow White Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 25
Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled,
No Screen,

PHOTOS OF SIDING

VINYL SIDING COVERING SHINGLE SIDING

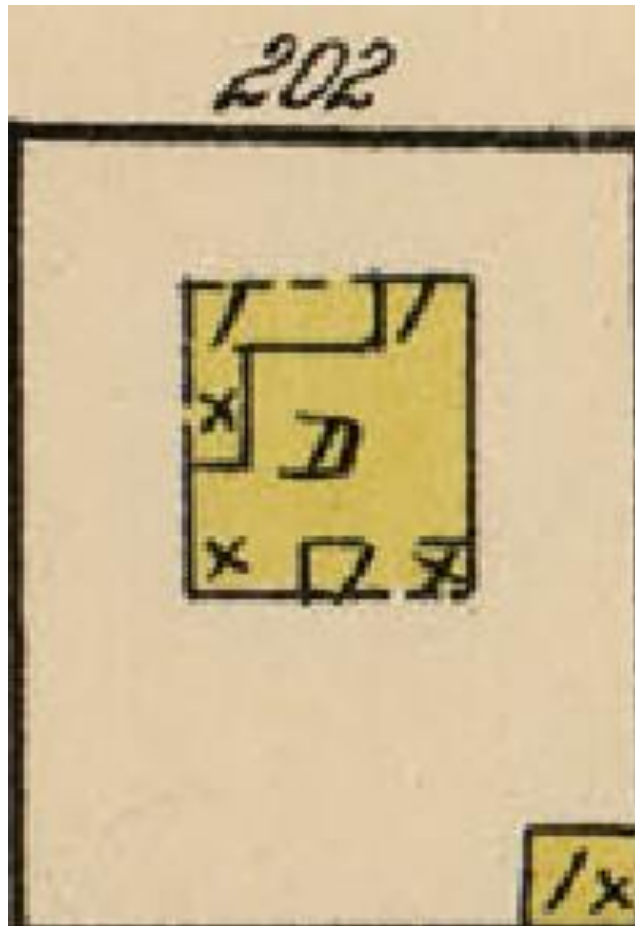


SHINGLE SIDING COVERING 105 WOOD SIDING



SANBORN MAPS

1919, VOL 2, SHEET 98



PROJECT DETAILS

Windows/Doors: The residence contains 40 wood 1-over-1 windows. The alteration replaces them with wood 1-over-1 windows to fit within the existing openings.

Exterior Materials: The residence is clad in wood 105 siding that is covered by a layer of asphalt shingles, and then again with vinyl siding. The alteration removes all siding and installs new 5" reveal cementitious lap siding.

Front Elevation: The residence contains nine 1-over-1 windows on the first and second floors.

(North) Windows 15 and 16: no visible damage;

Window 17: Sill rotted, trim rotting, bottom rail of top sash falling out, bottom rail bottom sash soft, framing warped;

Window 18: Sill and trim rotting, window unit bent the bottom rail of the bottom sash, framing warped;

Window 29: Sill has plant growth, top sash a little out of place;

Window 30: Sill has plant growth;

Window 31: Sill and trim rotting in places;

Window 32: Sill has visible damage;

Window 33: Sill has plant growth.

Side Elevation: The residence contains eight 1-over-1 wood windows on the first and second floors.

(West) Window 11: Sill and trim rotting, bottom rail of bottom sash soft;

Window 12: Sill and trim rotting, bottom rail of top sash falling, stiles of bottom sash soft;

Window 13: Sill rotting, bottom rail of top sash soft;

Window 14: Bottom rail of top sash rotting;

Window 25: Some sill damage;

Window 26: Some sill damage;

Window 27: Some sill damage;

Window 28: Some sill damage;

Side Elevation: The residence contains 11 wood 1-over-1 windows and one aluminum window on the first and second floors.

(East)

Window 6: Sill rotted;

Window 7: Sill rotted, bottom rails rotted, stiles are soft;

Window 8: Sill and trim rotting, hung incorrectly;

Window 9: Sill and trim rotting, multiple soft parts, top sash repaired previously with metal bracket;

Window 10: Sill and trim rotting, multiple soft parts, top sash repaired previously with metal bracket;

Window 34: Some sill damage;

Window 35: Some sill damage;

Window 36: Some sill damage and flaking paint;

Window 37: Non-original aluminum slider;

Window 38: Some sill and rail damage;

Window 39: Some sill and rail damage;

Window 40: Sill and trim rotting, multiple soft parts, framing warped;

Rear Elevation: The residence contains 11 wood 1-over-1 wood windows on the first and second floors.

(South) Window 1: Frame bent from window unit, bottom rail of top sash missing, bottom rail of bottom sash rotten and bent stiles bent;

Window 2: Frame warped, bottom rail of bottom sash rotten, sill rotten, bottom rail of top sash rotten, stiles are soft;

Window 3: Sill damaged;

Window 4: Sill damaged;

Window 5: Sill damaged;

Window 19: Rails not meeting, some damage on bottom rail of bottom sash;

Window 20: Rails not meeting, sill damage;

Window 21: Sill and trim damage, rails not meeting, warped bottom rail of top sash;

Window 22: Sill and trim damage, rails not meeting, warped bottom rail of top sash;

Window 23: Sill and trim damage;

Window 24: Sill and trim damage, rails not meeting.

ATTACHMENT A

APPLICANT PHOTOS

WINDOWS 1-40